

USE					ZONES											
P=Permitted C=Conditional	HCV	HCV	NHV	NHV		WBV	RR2	RR2C	RR3	RR3S	RR3C	NHRCZ	RP	FHZ	EOZ	SITE
Blank = Not Permitted	40K	80K	40K	160K		80K	80K	20K	120K	200K	40K	200K				
Accessory uses	P	P	P	P		P	P	P	P	P	P	C	P-7	P-7	P-7	
Accessory dwelling unit		P		P		P	P	P	P	P	P	C			P	
Accessory structures	P	P	P	P		P	P	P	P	P	P	C		C-7	P	
Antique shops	P	P	P	P		P	P	C	P	P	C	C			P	
Aquifer-dependent industry												C			C	
Assisted living facility 1-4 Units		C		C		C	P-12	P-12	P-12	P-12	P-12	C			P-10	
Assisted living facility >4 units		C		C		C	C-12	C-12	C-12	C-12	C-12				P-10	SITE
Auto washing facilities	C	C	C	C		C									C-10	SITE
Auto collision service															C-10	SITE
Auto service station no fuel	P	P	P	P		P									P-11	SITE
Auto sales facilities	C	C	C	C		C									C-10	SITE
Auto service station, 2 or more islands															C-10	SITE
Auto service station, 1 island															C-10	SITE
Automobile graveyards															C	SITE
Bed and breakfast; 1 or 2 guest rooms	P	P	P	P		P	P		P	P		P			P	
Bed and breakfast >2 guest rooms		C		C			C		C	C					C-10	
Banks, insurance, real estate, stock brokerage, general business offices <2000 sq ft of customer service area and office space	P	P	P	P		P									P	
Banks, insurance, real estate, stock brokerage, general business offices >2000 sq ft of customer service area and office space															C-10	
Boathouses, piers, docks													P-7		C	
Bulk fuel oil, cement mixing, gasoline storage, cement mixing, general construction tanks, trucks, equipment and facilities on lots of 5 acres or more		C													C	
Cemeteries		C				C	C		C	C					C	SITE
Churches, schools, public buildings & facilities <1000 gal	P	P	P	P		P	P		P	P					P-10	SITE
Non Profit Clubs, lodges, meeting halls	C	C	C	C		C	C		C	C					C	SITE
Clustered residential subdivisions		P		P		P		P			P				P	
Commercial or industrial facilities involving outside sales or storage of any kind	C		C			C									C	SITE
Commercial breeding of domesticated or fur bearing animals				C			P		P			C			C	SITE
Commercial recreation <2000 sq ft and <1000 gal															P	SITE
Commercial recreation >2000 sq ft and/or >1000 gal															C	SITE
Commercial stables							C		C	C		C			C	SITE
Commercial campgrounds							C		C	C		C			C	SITE
Convenience stores <2000 sq ft and <1000 gal no fuels	P	P	P	P		P									P	SITE
Convenience stores <2000 sq ft and <1000 gal 1 island	C	C	C			C									C-10	SITE
Convenience stores <2000sq ft and <1000 gal 2 islands	C	C	C			C									C-10	SITE
Convenience stores ≥2000sq ft and/or >1000 gal no fuels	C	C	C			C									C-10	SITE
Convenience stores ≥2000 sq ft and/or >1000 gal 1 island	C	C	C			C									C-10	SITE
Convenience stores ≥ 2000 sq ft and/or >1000 gal 2 islands	C	C	C			C									C-10	SITE
Community center		C-4		C-4		C-4	C-4		C-4	C-4		C-4				SITE

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Elderly housing facilities 1-4 rooming units		P		P		P	P-12	C-12	P-12	P-12	C-12	C-12			P-11	SITE
Elderly housing living facilities, ≥5 rooming units		C		C		C	C-12	C-12	C-12	C-12	C-12				C-10	SITE
Extraction of rock, sand or gravel <1000 feet from any residence, camp or water body.							C		C	C					C	SITE
Fabricating, manufacturing, industrial activities <3200 sq ft of work area		C		C			C		C						C-10	SITE
Fabricating, manufacturing, industrial activities > 3200 sq ft of work area															C-10	SITE
Farming, grazing, poultry and livestock raising, farm residence							P	P	P	P	P	P		P-7-8	P	SITE
Fishing and hunting including maintenance of hatchery facilities							P	P	P	P	P	P	P-7		P	SITE
Food service business, take out/drive in <800 sq ft	P	P	P	P		P									P	SITE
Food service business, take out/drive in ≥800 sq ft but <1500 sq ft	P	P	P	P		P									P-10	SITE
Food service, mixed use; take out/drive in, restaurants, lounges, cafes <1000 sq ft and <1000 gallon	P	P	P	P		P									P-10	SITE
Food service, mixed use; take out/drive in, restaurants, lounges, cafes <1000 sq ft and >1000 gallon	C	C	C	C		C									C-10	SITE
Food service, mixed use; take out/drive in, restaurants, lounges, cafes >1000 sq ft but <2000 sq ft and/or <1000 gallon	P	P	P	P											P-10	SITE
Food service, mixed use; take out/drive in, restaurants, lounges, cafes >1000 sq ft but <2000 sq ft and/or >1000 gallon	C	C	C	C											C-10	SITE
Food service, mixed use; take out/drive in, restaurants, lounges, cafes >2000 sq ft and/or >1000 gallon	C	C		C											C-10	SITE
Food service, restaurants, lounges, cafes <1000 sq ft and <1000 gallon	P	P	P	P		P									P-10	SITE
Food service, restaurants, lounges, cafes >1000 sq ft but <2000 sq ft and <1000 gallon	P	P	P	P		P									P-10	SITE
Food service, restaurants, lounges, cafes >1000 sq ft but <2000 sq ft and >1000 gallon	C	C	C	C		C									C-10	SITE
Food service, restaurants, lounges, cafes >2000 sq ft and <1000 gallon	C	P	C			C									P-10	SITE
Food service, restaurants, lounges, cafes >2000 sq ft and >1000 gallon	C	C	C			C									C-10	SITE
Funeral homes	C	C		C		C	C		C	C					C	SITE
Harvesting of wild crops and grasses	P	P	P	P		P	P		P	P		P	P	P		
Home occupations and professional offices inside the home or accessory building		P		P		P	P	P	P	P	P	P			P	
Hotels, motels, inns providing overnight, year-round or seasonal accommodation, bar, and food service		C		C		C									C-10	SITE
Horticultural activities including sale of products		C				C	P		P	P		P	P-7		P	
Hospitals, nursing homes, sanitariums, etc.	C	C		C		C	C-9		C-9	C-9					C-10	SITE
Indoor recreation facilities including bowling alleys, skating rinks, swimming pools, etc.	C	C		C		C									C-10	SITE
Junkyards															C-10	SITE
Marinas including sale of boats, bait and tackle supplies							C		C						C-10	SITE

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Mixed commercial use <2000 sq ft of store area and <1000 gallons	P	P	P	P		P									P-11	SITE
Mixed commercial use >2000 sq ft of store area and <1000 gallons	P	P	P	P		P									P-11	SITE
Mixed commercial use >2000 sq ft of store area and >1000 gallons	C	C	C	C		C									C-10	SITE
Mobile home parks (3)								C-4			C-4					SITE
Nursing home															C-9	SITE
Orchard and agricultural processing facility including poultry		C				C	C	C	C	C	C	C		C-7	C	SITE
Outdoor recreation (excluding golf course and driving range)	C	C	C	C		C	C-5		C-5			C-5		C-5-7	C	SITE
Planned unit development (1)	P	P	P	P		P	P		P		P				C-10	SITE
Police and Fire protection facilities	P	P	P	P		P	P		P							SITE
Personal service business <2000 sq ft of customer service and/or store area and <1000 gallons	P	P	P	P		P									P-10	SITE
Personal service business >2000 sq ft of customer service and/or store area or >1000 gallons	C	C	C	C		C									C-10	SITE
Retail business with <2000 sq ft of customer service, office and/or store area	P	P	P	P		P									P-10	SITE
Retail business with >2000 sq ft of customer service, office and/or store area	C	C	C	C		C									C-10	SITE
Recreational facilities	C-4	C-4	C-4	C-4		C-4	C-4		C-4			C-4			C-11	SITE
Rooming houses, 1-4 units		P		P		P	P		P			P			P	SITE
Rooming houses, ≥5 units		C		C		C	C		C						C-10	SITE
Residence- single family		P		P		P	P	P	P	P		P			P	
Residence- two family		P		P		P	P	P	P	P	P	P	C-7		P	
Residence- multi family		P		P		P	P	P	P	P	P		C-7		P	
Single family seasonal recreational camp									P			P			P	
Self storage facility												P			C	SITE
Soil and water conservation facilities							P		P			P			P	SITE
Storage and sales of local farm, orchard or forest products		C				C	P		P	P		P			P	
Timber harvesting	P	P	P	P		P	P	P	P	P	P	P	P-7	P-7	P	
Utility or communication poles, towers, lines, substations, etc.		C				C	C	C	C	C	C	C			C	SITE
Utilities including sewage collection and treatment facilities													C-7		C	SITE
Veterinary offices and facilities							P		P			C			C	SITE
Wholesale, warehouse, bulk storage and rental storage	C	C		C		C									C	SITE
Wildlife preserves including maintenance of nesting and breeding							P	P	P	P	P	P	P-7		C	SITE
Wood processing facilities areas		C				C	C		C						C	SITE
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NOTES

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Only uses similar in Character to those LISTED above, temporary uses and accessory uses and structures shall be permitted. Where a specific use is not listed; the Planning Board Shall issue a use determination finding.

1. Limited to resort, recreational, business, commercial including bar and food service
2. Limited to one (1) family unit to minimum lot size.
3. IAW title 30-A MRSA sec 4358, Manufactured Housing, Planning & Land Use Laws
no portion of the mobile home park shall be in the areas defined aspoorly
or very poorly drained soils by the york County soils Conservaton service
4. With direct access to a paved road with a surface at least eighteen (18) feet wide
5. Including golf courses and driving ranges.
6. For Site Plan Review Requirements, see Article 7 of Zoning Ordinance
7. Permitted and Conditional Uses and Structures must meet restrictions of the underlying zone.
8. No farm residences allowed in the Flood Hazard Zone.
9. With direct access to a paved road with a surface at least twenty (20) feet wide
10. Not allowed in NHRCZ
11. Conditional in NHRCZ
12. Applies to new structures in new development only
13. Plot plan only to scale showing all features, not full blown site review
septic adequacy, parking, entrances, neighbors, lot lines to support
this use capability on this lot

- HCV** Hollis Center Village Zone
NHV North Hollis Village Zone
WBV West Buxton Village zone
RP Resource Protection Zone
FHZ Flood Hazard Zone
EOZ Economic Overlay Zone
RR2 Rural Residential 2
RR2C Rural Residential 2 Clustered
RR3 Rural Residential 3
RR3C Rural Residential 3 Cluster
RR3S Rural Residential 3 Non-Cluster Subdivision
NHRCZ North Hollis Resource Conversation Zone